

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, January 20, 2010**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**College Park Church Expansion:**

The applicant seeks the following development standards and special use amend approvals:

**Docket No. 09120017 V** 05.04.01 Increase in building height

**Docket No. 09120018 V** 05.04.03 Increase in lot coverage

**Docket No. 09120023 SUA** Appendix A Addition to existing acreage

The site is located at 2606 W. 96<sup>th</sup> St. on 32 acres and is zoned S1/Single-Family Residential. Filed by Gregory P. Cafouros of Kroger Gardis & Regis, LLP for College Park Church, Inc.

Mark Thorpe with Schneider Corporation, Scott Lee with Aspen Group and Bruce Smith are requesting approval for an expansion of the existing Church (northwest portion). The expansion is to include internal revisions and add to existing parking facility.

**Greg Hoyes-Hamilton County Surveyor Office**

-Still reviewing and will submit comment letter by end of day

**Joanie Clark-Vectren Energy**

-Have active service currently, may need additional load, passed out contact info

**Ryan Hartman- Clay Township Regional Waste**

- Sent comment letter on January 13, no additional comments

**Angie Conn-DOCS**

-No comments

**David Lucas-Hamilton County Highway Department**

-Working out revisions and can discuss in more detail outside of meeting

-Pavement cross section in the Right of Way; must meet County Standards

-Plans show taper on 96<sup>th</sup> Street but still need decel lane with taper

-Entrances off Towne Road are ok

-May have drainage items

-Roundabout update, no additional details at this time

**Chris Ellison- Carmel Fire Department**

-Currently one hydrant on site, plans show 2 new hydrants to be installed

-Not seeing fire department connection for sprinkler system

-Plan is to have building complete with sprinkler system

Suggestion to meet outside of meeting to discuss placement

**David Littlejohn-DOCS-Alternative Transportation**

-Sent comment letter, no additional comments

-Bike parking –need to make sure meets Alternative Transportation Specs.

**Alexia Donahue-Wold-DOCS**

-No comments

**Christine Barton-Holmes-DOCS**

-Comments will be sent with Department Report on January 21<sup>st</sup>

**Sue Maki-Carmel City Utilities**

-Questioned irrigation system and has recommendations for subcontractors

**Shirley Hunter-Duke Energy**

-Currently serviced by IP&L, no comments

**END**

**9:15 a.m.**

**Meridian Pointe**

The applicant seeks the following use variance and development standards approvals:

**Docket No. 09120012 V ZO 20G.05.05.B -- Increased front yard setback**

**Docket No. 09120013 V ZO 20G. 05.05.B.3 -- Increased building footprint**

**Docket No. 09120014 V ZO 26.05 Decreased bufferyard**

**Docket No. 09120015 UV Appendix A: Use Table -- Multifamily in OM/O District**

The site is located at 12346 Old Meridian on 6.25 acres and is zoned Old Meridian/Office District. Filed by Mary Solada for Carmel Development I, Inc.

Wayne DeLong with Bingham McHale, Tim Hill with Anderson Birkla and Greg Snelling with Snelling Engineering were present and presented for the petitioner. They are seeking approval to develop a 174 unit luxury apartment project at the intersection of Old Meridian and Pennsylvania/Carmel Drive. This will be south of the Meijer store, north of Sunrise Senior Living and west of shopping center with Office Depot.

\*Petitioner noted they will work through the DP and variances separately in more detail with each committee and agency, not planning to come back to TAC committee.

**Greg Hoyes-Hamilton County Surveyor Office**

-Sent comment letter on January 19, most issues addressed to Greg Snelling

-Need to include drainage on from Meijer and on Old Meridian with separation from buildings noted on plans

-Currently 28 feet from center of lane

-Snelling to provide updated plans to Greg Hoyes

**Joanie Clark-Vectren Energy**

-Gas services will be needed

-Gas is available on 2 sides of site

**Shirley Hunter-Duke Energy**

-Current facilities are available buy ariel line along Pennsylvania Street which is causing poles to be in the way

-Can bury line but may be cost of petitioner and will need utility easement

-Requested new Auto CAD file

-Construction timeframe is late spring/early summer

**Angie Conn-DOCS**

-No comments on use variance

-Development Plan/DP to be reviewed later this week

**Chris Ellison- Carmel Fire Department**

-Did not receive submittal packet, CFD needs hard copies of submittal

-Suggested to set up meeting to discuss in more detail

(Locations, fire connections, etc.)

**David Littlejohn-DOCS-Alternative Transportation**

-Sent comment letter to Greg Snelling

-Will meet separate to discuss the letter in more detail (sidewalks & bike racks)

**Alexia Donahue-Wold-DOCS**

-No comments

**Nick Redden-Engineering (on behalf of Alexia Donahue-Wold)**

-No comments regarding variance request

**Christine Barton-Holmes-DOCS**

-Comments will be sent with Department Report on January 21<sup>st</sup>

**Sue Maki-Carmel City Utilities**

-No comments

-Petitioners stated they plan to have irrigation system for landscaping, Sue has recommendations for irrigations subcontractors and system requirements

**END**

**9:25 a.m.**

**Convenience Centers 808 W Main (Shell Gas Station)**

The applicant seeks the following development standards and use variance approvals:

**Docket No. 09120029 UV Appendix A: Use Table - Gas station in OM/MU District**

**Docket No. 09120030 V ZO 25.07.02-14 - LED ground sign**

**Docket No. 09120031 V ZO 25.07.02-09 - Multiple signs per frontage**

The site is located at 808 West Main Street in the OM/MU District on 1.75 acres. Filed by Eric Harvey of Tharp Investments.

Eric Harvey of Tharp Investments and Pat Rooney were present and are seeking approval to reconstruct the existing gas station at the corner of Main Street and Guilford Road. Petitioner is currently working with IDEM regarding the gas leak that occurred in 2008. An additional pump on east side of property will be added. Petitioner is requesting to Change landscape plan to allow for lower bushes at Guilford Road around signage.

**Greg Hoyes-Hamilton County Surveyor Office**

-Sent comment letter, no additional comments

**Joanie Clark-Vectren Energy**

-Service was at location with previous gas station, not sure if meter is still on site, passed out contact info

**Shirley Hunter-Duke Energy**

-Meter and service already on site

**Angie Conn-DOCS**

-No comments on use variance

-Will need to present to Plan Commission

**Chris Ellison- Carmel Fire Department**

-Questioned size of gas canopy

-Possibly longer but depth would be less and clearance to be around 20 ft. (minimum is 14 ft.) and will not be any closer to building

-Noted there are 2 existing fire hydrants located northeast of building

-Must keep a clearance of 3 feet around the hydrants

**David Littlejohn-DOCS-Alternative Transportation**

-Sent comment letter regarding bike path/access

-Petitioner sent letter to Gary Duncan, Engineering, regarding the plan to widen road or add roundabout.

-Do not want to invest in installing pathway if there is a plan that will cause it to be torn up

-Multiuse paths are normally included in intersection improvements

- Requested to install path/access way to existing asphalt path along Main Street and to the sidewalk north of property
- If Right of Way Constraint, minimum is 8 ft. asphalt path
- Bike/Pedestrian amendment minimum is 10 ft. path
- Petitioner asked if they are able to contribute funds in an equal amount of the costs of the path rather than installing the path
- Suggested they contact Engineering Department to work out Details

**Alexia Donahue-Wold-DOCS**

- No comments

**Nick Redden-Engineering (on behalf of Alexia Donahue-Wold)**

- No comments on variance

**Christine Barton-Holmes-DOCS**

- Bike Path Variance
- Replace sign variance
- Comments will be sent with Department Report on January 21<sup>st</sup>

**Sue Maki-Carmel City Utilities**

- Petitioner has no plans to install irrigation system
- No comments

**END**

**9:35 a.m.**

**Docket No. 09120026 TAC: Hazel Dell Christian Church**

The applicant seeks approval for a building addition and drop-off area. The site is located at 14501 Hazel Dell Pkwy. The site is zoned S-1/Residence. Filed by Russ Love of Hazel Dell Christian Church.

Alan Peterson and Mike Engledow of Hazel Dell Christian Church along with David Lach with Cripe were present and are seeking approval for an expansion on the existing church that was built in 1999. Addition is in accordance with master plan for overall project approved in 1999. Implementing the next phase for a youth ministry wing and preschool component (which is currently housed in the existing facility) will allow for these areas to move to the new addition. This expansion is the next phase of their master plan.

**Greg Hoyes-Hamilton County Surveyor Office**

- Sent comment letter, complies with master drainage plan from 1999

**Joanie Clark-Vectren Energy**

- Evaluating if need additional gas load is needed
- Passed out contact information

**Shirley Hunter-Duke Energy**

- Demand on existing transform has plenty of capacity
- Contact Duke if need additional load services, passed out contact information

**Angie Conn-DOCS**

- No additional comments

**Chris Ellison- Carmel Fire Department**

- No comments

**David Littlejohn-DOCS-Alternative Transportation**

- Sent comment letter to Shirley Wilson

-No additional comments

**Alexia Donahue-Wold-DOCS**

-No comments

**Nick Redden-Engineering (on behalf of Alexia Donahue-Wold)**

-Sent comment letter, no additional comments

**Sue Maki-Carmel City Utilities**

-Petitioner has no plans to install irrigation system

-No comments

-Sue to follow up with John Duffy regarding water/sewer available

**END**

**9:45 a.m.**

**Docket No. 09120027 ADLS Amend: World Wide Motors, Mercedes-Benz**

The applicant seeks approval for a building remodel and landscape, sidewalk & signage changes. The site is located at 3900 E 96<sup>th</sup> St. The site is zoned B-3/Business. Filed by Marc Tworek of Versatile Construction Group, LLC.

*and*

**Docket No. 09120028 ADLS Amend: Mercedes-Benz Service Center**

The applicant seeks approval for a building remodel/addition and landscape & signage changes. The site is located at 4000 E 96<sup>th</sup> St. The site is zoned B-3/Business. Filed by Marc Tworek of Versatile Construction Group, LLC.

Marc Tworek of Versatile Construction, Paul Pettenado with World Wide Motors, and Scott Bordenet with Bordenet were present and are seeking an approval to expand and remodel their existing buildings at 3900 East 96<sup>th</sup> Street and 4000 East 96<sup>th</sup> Street. The existing 3900 building (currently the service center and sales for World Wide Motors) is to be recreated in order to bring up to Mercedes Benz standards before the end of 2010. The 4000 building is currently SmartCar sales would be renovated to expand showroom for new car sales and the service center at the rear of that building would become used car sales along with adding a showroom for Sprint Truck Sales. An addition to the 4000 building requires a height addition and adds a 5 bay service area for the Sprint Truck sales. The 3900 building would become the service center for all vehicles including a ride up/pick up area for customers. Petitioner questioned the comments received from comment letters regarding EIFS not being allowed 3 feet from ground level; which does not meet the standards of Mercedes Benz specifications. Mercedes Benz would allow for reinforced EIFS to be used. It was suggested from the committee to have Petitioner bring material samples with them to the Special Studies Committee meeting so the members can see what Mercedes Benz is requesting.

**Greg Hoyes-Hamilton County Surveyor Office**

-Sent comment letter

-Does not form regulated drainage water shed, no comments

**Joanie Clark-Vectren Energy**

-Additional gas load needed for addition to 4000 building

-Passed out contact information

**Shirley Hunter-Duke Energy**

-IP&L services facilities

**Angie Conn-DOCS**

-No additional comments

**Chris Ellison- Carmel Fire Department**

-Expansion of 4000 building-need to verify sprinkler system is sufficient

-No changes to any location or fire department connections

**David Littlejohn-DOCS-Alternative Transportation**

-Sent comment letter

-No further comments

**Alexia Donahue-Wold-DOCS**

-No comments

**Nick Redden-Engineering (on behalf of Alexia Donahue-Wold)**

-Sent comment letter, no additional comments

**Sue Maki-Carmel City Utilities**

-Irrigation already exists on building and there are no plans to change system

-No comment

**END**

**10 a.m.**

**INTRODUCTION: Coxhall Mansion Renovation**

Chris Wisemal from Cripe Engineers introduced a project that is to be submitted from Parks Department. Petitioner is seeking to renovate existing Coxhall Mansion, 2000 West 116<sup>th</sup> Street, Carmel, into a banquet hall to allow for public use. The master plan is to extend entrance/drive on west side (by the bell tower) up to mansion. Over all design will include green elements including rain gardens in middle of parking area and pervious concrete in parking bases. There are known drainage issues around the mansion currently and with renovations these issues should be corrected. They are looking for administrative approval with a courtesy filing to TAC committee. Plan to submit drawings later this week or next week.